

**FOR SALE**

DEVELOPMENT OPPORTUNITY  
FPP FOR 25 APARTMENTS WITH GROUND FLOOR RETAIL AND  
GASTROPUB

APPROX. 0.08 HA (0.22 ACRE)

— THE —  
**DRAKE**  
— INN —

MAIN STREET, FINGLAS,  
DUBLIN 11

[www.formerdrakeinn.com](http://www.formerdrakeinn.com)



**CUSHMAN &  
WAKEFIELD**

# ASSET HIGHLIGHTS

Prime Village Centre site of approx. 0.08ha (0.22 acre).



Site has the benefit of full planning permission for 25 apartments with ground retail and gastropub



Former Drake Inn Pub is a two storey over part basement building which extends to approx. 1,127 sq m (12,131 sq ft)



Site occupies a prominent position within the centre of Finglas Village



Completed scheme will deliver much needed housing to the area





**A PRIME  
LOCATION  
WITHIN  
THE NORTH  
DUBLIN  
SUBURBS**

# LOCATION

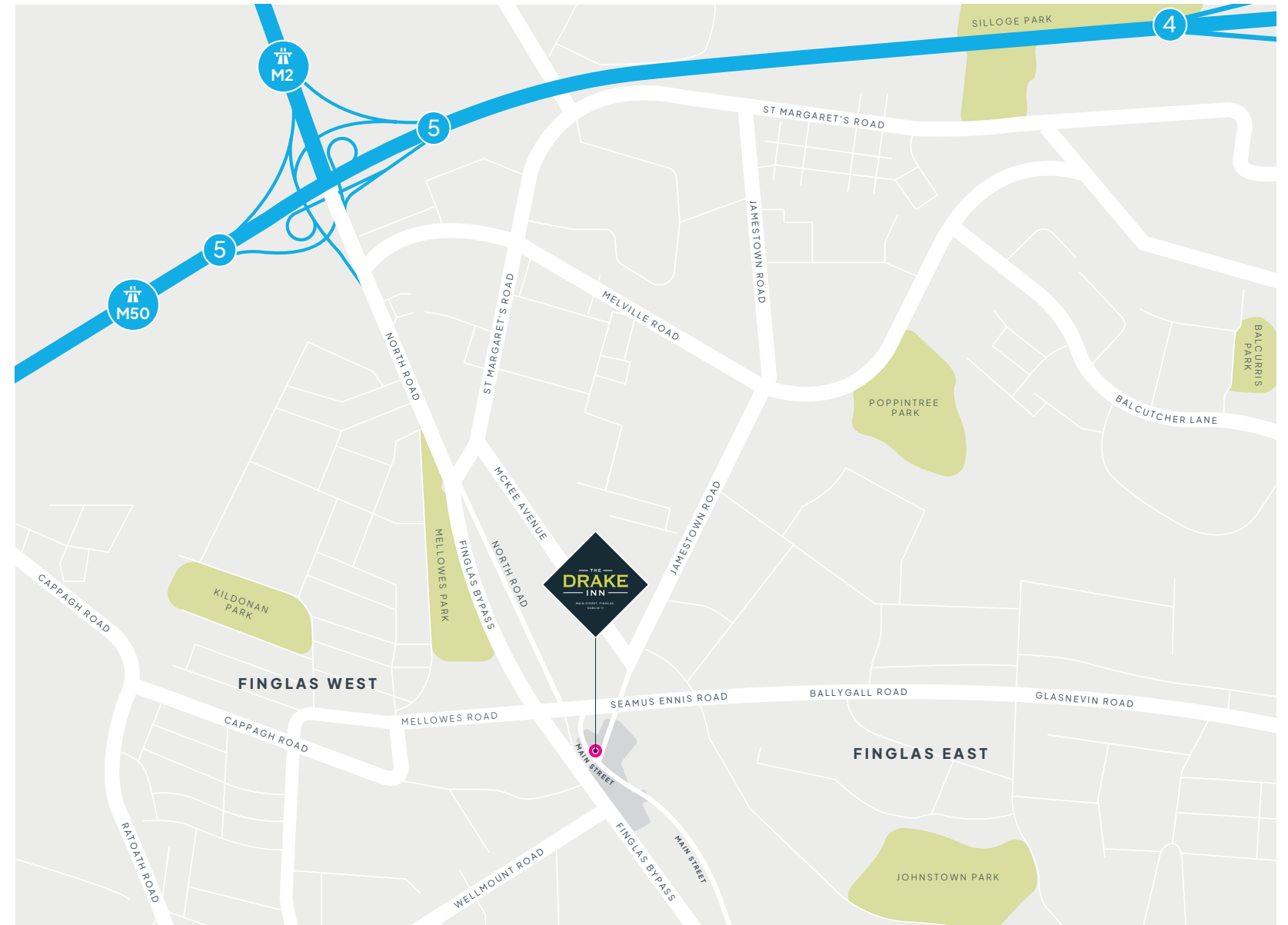
The property is situated at the junction of Main Street and Jamestown Road in the heart of Finglas Village. Finglas is a well established north Dublin suburb which is situated just 5.5 km north of the city centre.

Finglas offers typical local suburban amenities and services to its residents including all of the major grocers trading within its vicinity.

Charlestown Shopping Centre is located approx. 1.5 km north of the property and includes a strong offering of retail and fashion stores, while Clearwater Shopping Centre is located approx. 500 m south of the property.

There is excellent public transportation links serving the property, with a bus stop situated adjacent to the site on Jamestown Road. This provides regular services to the city centre and remainder of the Dublin suburbs. The N2 dual carriage way is situated adjacent to the property which is the main arterial route into Dublin City Centre and this has the benefit of cycle lanes and QBC's (Quality Bus Corridors). This also links into the M50 Motorway, providing access to all main national roads and Dublin Airport.

The future Dublin Metro line is proposed to run from Swords into Dublin City Centre. A project team has now been appointed and planning is being sought for the prospective route which will carry approx. 50 million passengers annually once completed. A stop is being proposed at Collins Avenue, just 2 km east of the Drake Inn, which will undoubtedly be of significant benefit to the future residents of the scheme.



## TOWN PLANNING

Planning policy for the area is provided under the Dublin City Development 2022 - 2028. The site is zoned 'Z4 - Key Urban Villages' which is defined as 'To provide for and improve mixed-services facilities.' Finglas is also identified as 'KUV 4' which is a Key Urban Village under this development plan.



# GREATER DUBLIN AREA



## CONNECTIVITY

<ul style="list-style-type: none"> <li>1 MALLOWES PARK ..... 5 MINUTE WALK</li> <li>2 CLEARWATER SHOPPING CENTRE ..... 5 MINUTE WALK</li> <li>3 CHARLESTOWN SHOPPING CENTRE ..... 18 MINUTE WALK</li> </ul>	<ul style="list-style-type: none"> <li>4 DUBLIN CITY UNIVERSITY ..... 10 MINUTE CYCLE</li> <li>5 PHOENIX PARK ..... 20 MINUTE CYCLE</li> <li>6 DUBLIN CITY CENTRE ..... 20 MINUTE CYCLE</li> </ul>

- LUAS RED LINE
- LUAS GREEN LINE
- INTERCITY TRAIN
- DART
- PROPOSED METROLINK LINE

Illustration provided for indicative purpose only.

# THE PROPERTY

The property currently comprises a public house previously known as 'The Drake Inn' which ceased trading c. 2009. The building extends to two storeys over part basement, with a floor area of approx. 1,127 sq m (12,131 sq ft). The property benefits from an excellent profile onto both Main Street and Jamestown Road with road frontage of approx. 63 m. The property adjoins other commercial buildings either side of its boundary.

## THE OPPORTUNITY

In 2023, the site received full planning permission for the development of 25 no. apartment over a retail unit and gastropub (Ref: 3594/23).

The proposed development extends to six storeys over basement which includes storage for 74 bicycles. There will be no shortage of demand for the completed units, especially given the housing shortage within Finglas due to a lack of new developments in recent years.

The basement area of the scheme also has the potential to be eliminated with an amendment to the planning. This could present a cost saving to the future developer's scheme, while also allowing for a reconfiguration of the ground floor commercial space to fit their requirement.

## SUMMARY:

Type	No.	%
1 Beds	8	32
2 Beds	11	44
3 Beds	6	24
<b>TOTAL</b>	<b>25</b>	<b>100</b>

## GRANTED SCHEME:

No.	Type	Floor	NIA (Sq M)	NIA (Sq Ft)
Pub	Commercial	GF	277	2,982
Retail	Commercial	GF	110	1,184
1	2 Bed	1	82	883
2	2 Bed	1	75	807
3	1 Bed	1	50	538
4	3 Bed	1	117	1,259
5	2 Bed	1	82	883
6	1 Bed	1	52	560
7	2 Bed	1	75	807
8	2 Bed	2	82	883
9	2 Bed	2	75	807
10	1 Bed	2	50	538
11	3 Bed	2	117	1,259
12	2 Bed	2	82	883
13	1 Bed	2	52	560
14	2 Bed	2	75	807
15	1 Bed	3	56	603
16	2 Bed	3	75	807
17	1 Bed	3	50	538
18	3 Bed	3	117	1,259
19	2 Bed	3	82	883
20	1 Bed	3	52	560
21	3 Bed	4	104	1,119
22	2 Bed	4	94	1,012
23	1 Bed	4	55	592
24	2 Bed	4	108	1,163
25	2 Bed	5	104	1,119
<b>TOTAL</b>			<b>2,350</b>	<b>25,295</b>

The gross development area of the Residential scheme is approx. 2,395 sq m (25,780 sq ft). Full planning pack is available to download from our data room.

## Proposed First Floor Plan

NOT TO SCALE



# PROPOSED STREETScape

The proposed design seeks to contribute positively to Finglas Village by providing a feature building of contemporary design to this prominent corner site, while knitting into the existing streetscape.



# PROPOSED ELEVATIONS AND PLANS

Proposed South Elevation

NOT TO SCALE



Proposed East Elevation

NOT TO SCALE



Proposed Ground Floor Plans

NOT TO SCALE



Proposed Second Floor Plans

NOT TO SCALE



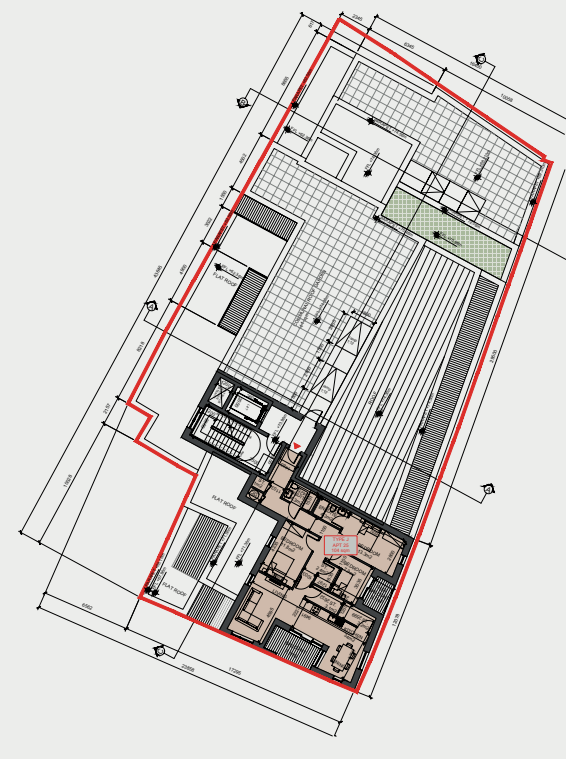
Proposed Third Floor Plans

NOT TO SCALE



Proposed Fourth Floor Plans

NOT TO SCALE



Proposed Fifth Floor Plans

NOT TO SCALE



— THE —  
**DRAKE**  
— INN —

MAIN STREET, FINGLAS,  
DUBLIN 11

## TITLE

Freehold.

## SERVICES

Prospective bidders are advised to satisfy themselves regarding the presence, adequacy and availability of all services to the subject lands.

## INSPECTIONS

Inspections are available by prior appointment only with the sole selling agents.

## DATA ROOM

Further legal and commercial information is available through the bespoke property website and data room:  
[www.formerdrakeinn.com](http://www.formerdrakeinn.com)

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## SELLING AGENT



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